Prospectus Number:

PVA-FBSC-FR14

Congressional District:

10

FY2014 Project Summary

The General Services Administration (GSA) proposes the site acquisition and construction of a 256,425 gross square foot (gsf) facility in Winchester, Virginia for the Federal Bureau of Investigation (FBI). This facility will support the FBI's current and future critical record management space needs.

FY2014 House Committee Approval Requested (Site, Construction and M&I)

(Site, Construction and M&I).....\$108,726,000

FY2014 Senate Committee Approval Requested

(Construction and M&I)\$11,666,000

FY2014 Appropriation Requested

(Site, Construction and M&I).....\$108,726,000

Overview of Project

GSA proposes the design of a new Records Management Facility on an approximately 108-acre site, to be acquired by GSA in Winchester, Virginia. The facility will consolidate FBI's paper records currently housed within the Washington DC metropolitan area, at field offices across the country and in several national information technology centers. The facility will also provide for National Archives and Records Administration (NARA) compliant records storage for environmentally conditioned, fire-protected space in a secured facility. The proposed facility includes a record management building with office support, visitor screening center, secured service center, guard booth, and surface parking lot.

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<u>Description</u>	
Site Information	
To Be Acquired	108 acres
Building Area	
Building without Parking	256,425 gsf
Building with Parking	256,425 gsf
Number of outside parking spaces	
Project Budget	
Site Acquisition	
Design and Review*	
Estimated Construction Cost (ECC) (\$371 /gsf)	
Management and Inspection (M&I)	<u>6,178,000</u>
Estimated GSA Total Project Cost (ETPC)**	\$108,726,000
* Tenant agency is funding the design ** Tenant agency may fund an additional amount for alterations above the provided by the GSA.	ne standard normally
FY2014 House Committee Approval Requested (Site, Construction and M&I)	\$108,726,000
FY2014 Senate Committee Approval Requested (Construction and M&I)	\$11,666,000
FY2014 Appropriation Requested (Site, Construction and M&I)	\$108,726,000
<u>Location</u>	
Winchester, Virginia	

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Schedule

Start

End

Construction

FY2014

FY2016

Tenant Agencies

Federal Bureau of Investigation

Justification

Records management is crucial to the operations of the FBI. Many of the FBI records, which are an integral part of investigations, prosecutions and intelligence analyses the agency conducts, are currently primarily in paper form and dispersed throughout hundreds of locations nationwide.

The proposed centralized facility will promote timely access of FBI records to agents and analysts around the world; support FBI's long-term goal of converting applicable files into electronic, searchable format; provide a secure environment for FBI's valuable intellectual property; reduce records space requirements at FBI Field Offices redirecting field office positions to focus on FBI's operational mission; and enable greater consistency with NARA's Archive Standards as detailed in 36 CFR 1228 Subpart K. The proposed facility will also provide long term cost savings to the government.

To help FBI efficiently achieve its mission critical record management functions, GSA is proposing to utilize a more technologically advanced storage system known as an Automated Storage and Retrieval System (ASRS). ASRS, an automated and mechanized structure integral to the facility for moving files into storage locations and retrieving them when needed is proving to be a successful system in manufacturing, archival, security, food and beverage operations as well as conventional warehousing.

GSA and FBI have been partnering on this effort for several years. As part of its FY2006 Capital Investment and Leasing Program, GSA submitted a prospectus and received authorization to lease 947,000 rsf of space for 20 years. GSA subsequently amended that request as part of the GSA's FY2008 Capital Investment and Leasing Program in a prospectus for 626,488 rsf that was authorized by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on December 18, 2007 and January 16, 2008, respectively. However, due to market conditions and the specialized nature of the space, GSA was unable to successfully award a lease. In 2010, the FBI determined that the number one priority was the Central Records Complex (CRC) portion of the project. It was decided that the best way to move forward with meeting FBI's long term need for its mission critical record management operation was through federal construction of the records management portion of the originally proposed project. This project was proposed as part of GSA's FY2012 Capital

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Investment and Leasing Program. The Senate Committee on Environment and Public Works approved \$97,060,000 for the purpose of constructing FBI's CRC, but the funds have not been appropriated.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Federal Bureau of Investigation Central Records Complex Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	12/8/2011	\$97,060,000	Construction and M&I

Alternatives Considered (30-year, present value cost analysis)

New Construction	\$104,223,000
Lease	.\$154.223.000

The 30 year, present value cost of new construction is \$49,421,000 less than the cost of lease, an equivalent annual cost advantage of \$2,789,000.

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CONSTRUCTION

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington	on, DC, on April 4, 2013
Recommended:	Commissioner, Public Buildings Service
	D) // (-
A	Acting Administrator, General Services Administration